

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/70 Lincoln Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$580,000

Median sale price

Median price \$691,455 Property Type Unit Suburb Croydon

Period - From 18/03/2025 to 17/03/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	11/300-308 MT DANDENONG Rd CROYDON 3136	\$550,000	24/12/2025
2	2/57 Mount View Pde CROYDON 3136	\$536,000	22/10/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 18/03/2026 15:01

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Property Type: Unit
Land Size: 161 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
18/03/2025 - 17/03/2026: \$691,455

Comparable Properties



11/300-308 MT DANDENONG Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$550,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit
Land Size: 183 sqm approx



2/57 Mount View Pde CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

Price: \$536,000
Method: Private Sale
Date: 22/10/2025
Property Type: Unit
Land Size: 73 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9726 8888



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